

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**P.A.S.:** Change of Zone #3368 **DATE:** June 12, 2002  
Use Permit #144 - Pioneer Woods 1<sup>st</sup> Addition

**PROPOSAL:** Change of Zone: To change the zoning from R-3 to O-3  
Use Permit: To develop 105,000 square feet of office floor area, with requests to allow signs in the front yard, not to show signs on the site plan, to adjust setbacks where lots abut the outlot, to modify the subdivision requirements so that final plats may be based upon the use permit, and to reduce the front yard setback.

**WAIVER REQUESTS:** Front yard setback along Pioneer Woods Drive  
To allow signs in the front yard along Pioneers Blvd.  
To allow 0' setbacks on lots within the Outlot  
Modification of subdivision requirements to allow final plats to be based on the use permit.

**LAND AREA:** 9.44 acres, more or less

**CONCLUSION:** The Change of Zone request is in conformance with the 2025 Comprehensive Plan.

With a pedestrian and/or trail connection to the northeast, the Use Permit can be found in conformance with the 2025 Comprehensive Plan and the Zoning Ordinance.

<b>RECOMMENDATION:</b>	<b>Change of Zone:</b> Approval <b>Use Permit:</b> Conditional Approval, including requested waivers
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** A portion of Lot 54 I.T., located in the SW 1/4 of Section 3, T9N, R7E of the 6<sup>th</sup> P.M., City of Lincoln, Lancaster County, Nebraska.

**LOCATION:** The northeast corner of S. 70<sup>th</sup> Street and Pioneers Blvd.

**APPLICANT:** Pioneer Woods, L.L.C.  
645 "M" Street, Suite #200  
Lincoln, NE 68508

**OWNER:** same

**CONTACT:** J. Michael Rieden  
645 "M" Street, Suite #200  
Lincoln, NE 68508  
(402) 476-2413

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** Vacant

**SURROUNDING LAND USE AND ZONING:**

North: R-3 Antelope Creek and the Dog Run  
South: R-5 Lenox Village apartments south of Pioneers Blvd.  
East: R-3 Antelope Creek and large acreage lot  
West: B-2 Pioneer Woods commercial development

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Comprehensive Plan classifies this area as commercial. The corner of S. 70<sup>th</sup> Street & Pioneers Blvd. is designated as a Neighborhood Commerce Center, which typically range in size from 50,000 to 300,000 square feet in size. With the proposed office uses, this neighborhood center on the NE corner will have approximately 247,000 square feet of commercial floor area.

From the 2025 Comprehensive Plan:

**General Principles for All Commercial & Industrial Uses**

Commercial and industrial districts in Lancaster County shall be...  
- outside of... floodplain areas  
- accessible by various modes of transportation (p F 40)

**Guiding Principles for Commerce Centers**

Commerce Centers shall be designed and constructed to meet the intent of the environmental resources section of this plan. These centers shall in themselves include green space and enhance green space separation, where possible, among communities and mixed use areas.

Strip commercial development is discouraged. Commerce Centers should not develop in a linear strip along a roadway nor be completely auto oriented.

Commercial locations should be easily accessible by all modes of transportation including pedestrian, bicycle, transit and automobiles. Centers should be especially accessible to pedestrians and bicycles with multiple safe and convenient access points.

Commerce Centers should have convenient access to the major roadway system and be supported by roads with adequate capacity.

Physical linkages (i.e., sidewalks, trails, roads) should be utilized to directly connect Commerce Centers with adjacent development, although undesirable traffic impacts on adjacent residential areas should be avoided or minimized. (p F 44)

**Pedestrians -**

The sidewalk system should be complete and without gaps. The pedestrian network in shopping centers should be integrated with adjacent activities. (p F 97)

Pedestrians should be able to walk in a direct path to destinations like transit stops, schools, parks, and commercial and mixed-use activity centers. (p F 98)

**Activity Corridors and Centers** - Directness and safety for pedestrians going to, from, and within these corridors and centers should be stressed. (p F 98)

**Bicycles and -  
Trails**

**Existing Areas** - Extend the bicycle and trails system into the new neighborhoods as the city grows. Connections should be made to schools, parks, and other activity areas. (p F 102)

**Developing Areas** - Encourage minimum bicycle and trails standards for private developments to provide bicycle and trails facilities connecting key destinations such as schools, parks, and activity centers. (p F 103)

Consider the location and alignment of trails in reviewing development applications. Request that the platform for trails be graded in conjunction with the associated development. (p F 103)

**HISTORY:**

On **April 9, 2001**, City Council approved Use Permit #130, which permitted 142,000 square feet of commercial/restaurant/retail space on the northeast corner of S. 70<sup>th</sup> & Pioneers Boulevard.

On **October 18, 2000**, the Planning Commission recommended approval to Change of Zone #3263 (to B-2), Use Permit #130, and Pioneer Woods Preliminary Plat #00016. Following the Planning Commission's action, the Public Works & Utilities Department discovered that the proposed access to S. 70<sup>th</sup> Street was at too steep of a grade along 70<sup>th</sup> Street and requested the intersection be moved north to a flatter grade.

Portions of the property were annexed into the City in **1977, 1978 and 1987**.

In the **1979** Zoning Update, the corner of 70<sup>th</sup> and Pioneers was changed from G Local Business to B-1 Local Business, and the remainder of the property was changed from A-1 Single Family Dwelling to R-3 Residential.

On **May 20, 1968**, City Council postponed Change of Zone 884 indefinitely, to change the zoning on the four corners of 70<sup>th</sup> and Pioneers from G Local Business to A-1 Single Family Dwelling.

**UTILITIES:** Available.

**TOPOGRAPHY:** The site slopes from Pioneer Woods Drive down to Antelope Creek.

**TRAFFIC ANALYSIS:** S. 70<sup>th</sup> Street and Pioneers Boulevard are both classified as minor arterial streets.

**PUBLIC SERVICE:** City of Lincoln Fire and Police

**ENVIRONMENTAL CONCERNS:** Protection of the wetlands and flood plain along Antelope Creek. Water quality of Holmes Lake. Light pollution from parking lot lights - this site is near Hyde Observatory.

**ANALYSIS:**

1. The request to change the zoning from R-3 to O-3 is consistent with the 2025 Comprehensive Plan, which identifies this area as Commercial, if the proposed

development plan is redesigned to meet the items listed under the Comprehensive Plan Specifications of this report.

2. The Change of Zone and Use Permit are entirely outside of the 100 year flood plain and the Holmes Lake flood storage easement along Antelope Creek. This preserves flood storage and increases the green space separation between this Commerce Center and the residential north and east of Antelope Creek.
3. The 105,000 square feet of office floor area were originally proposed with the Pioneer Woods Use Permit but were withdrawn from the application. This floor area was included in the traffic study accompanying Pioneer Woods. The surrounding street system has the capacity to carry the traffic generated by this development.
4. The development proposes more landscaping than is required by design standards.
5. This Use Permit is being used as a substitute for a Preliminary Plat. As such, it should generally conform to the requirements of the Subdivision Ordinance. §26.23.050 of the Subdivision Ordinance requires that the location and arrangement of streets be such as to provide reasonable access to adjoining property and facilitate the platting of adjoining property. By that standard, a road connection would be required east across Antelope Creek. §26.23.125 further requires a pedestrian way where block length exceeds 1,000 feet and where needed for pedestrian traffic. The block length here exceeds 1,000 feet.
6. The 2025 Comprehensive Plan states, “physical linkages (i.e., sidewalks, trails, roads) should be utilized to directly connect Commerce Centers with adjacent development.” It also states that “The sidewalk system should be complete and without gaps. The pedestrian network in shopping centers should be integrated with adjacent activities.”
7. Pedestrian access to this Neighborhood Center from the adjacent neighborhoods is lacking, which will encourage more vehicular trips from the residential neighborhoods to the north and east. A pedestrian bridge across Antelope Creek will provide the required pedestrian way, would directly serve this Neighborhood Center, would integrate the shopping and office center with adjacent activities, and will reduce traffic impacts on S. 70<sup>th</sup> Street and Pioneers Boulevard. The crossing could potentially be a low water crossing, which would not be required to span the floodway. The connection should be constructed at the same time as the future bike trail on the east side of the creek. A sidewalk running from the north of the site to the parking area between Lots 6 and 7 could cut across the hill and still have a relatively flat slope.
8. Per the 2025 Comprehensive Plan, commercial centers “should be especially accessible to pedestrians and bicycles with multiple safe and convenient access

points.” Pedestrian access must also be provided from Pioneer Woods Drive to the buildings. Show interior sidewalks connecting the Pioneer Woods Drive sidewalks to the buildings.

9. Setbacks along public streets are measured from the edge of the right-of-way. Along private roadways, the analogous place to measure from is the edge of the public access easement. The front yard issue is thus from what is the front yard measured instead of the measurement itself - the applicant requests that it be measured from the curb. Olsson Associates provided a draft layout which featured setbacks ranging from 20 feet to 55 feet along Pioneer Woods Drive. The parking areas were no closer than 17 feet from the public access easement. The front yard setback waiver is acceptable along Pioneer Woods Drive, provided that the building on Lot 7 is oriented towards the street and the parking areas are shown at least 17 feet from the public access easement. The main entrance shall be on Pioneer Woods Drive, and it shall be connected to the sidewalk and the parking areas.
10. The request to allow signs in the front yard setback along Pioneers Blvd. is not required for signs which meet the requirements of §27.69.044(b)(2). The notes should be amended to specify the type and number of signs which are permitted, and some signs should be shown on the site plan as follows:

§27.69.044(b)(2) - Permits ground signs identifying the name of the office park and tenants. These signs may not exceed 32 square feet in area or 8 feet in height. These should be shown on Pioneers Blvd. and S. 70<sup>th</sup> Street where they intersect Pioneer Woods Drive. They should be no closer to the streets than the center identification signs in the B-2 area so that signage along the arterials is consistent.

§27.69.044(b)(3) - Permits one internal direction sign per entrance not exceeding 50 square feet in size and eight feet in height. Show a maximum of three along Pioneer Woods Drive on the site plan. These signs must be outside the front yard setback.

§27.69.044(b)(4) - Permits one ground sign not exceeding fifteen square feet in area at each building entrance. These need not be shown on the site plan.

**WAIVER RECOMMENDATIONS:**

Front yard setback along Pioneer Woods Drive **(Approval)**

To allow signs in the front yard along Pioneer Blvd. **(Unnecessary)**

To allow 0' setbacks on lots within the Outlot **(Approval)**

Modification of subdivision requirements to allow final plats based on the use permit.  
**(Approval)**

**USE PERMIT CONDITIONS:**

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the site plan to show:

- 1.1.1 Utility easements requested by L.E.S.
- 1.1.2 Add a note indicating that the main entrance to the building on Lot 7 shall be along Pioneer Woods Drive. The entrance shall be connected to the sidewalk on Pioneer Woods Drive and to the parking areas adjacent to the building.
- 1.1.3 Provide defined drainage paths for those drainage outlets not draining directly to wetland areas. The design of the drainage paths must show how they will be protected from erosion.
- 1.1.4 The drainage from all drainage outlets must have erosion control measures.
- 1.1.5 To Note 4 on Sheet 2, add that a copy of the site grading certification letter shall be copied to the Watershed Management Program at 901 N. 6<sup>th</sup> Street, Lincoln, NE 68508.
- 1.1.6 Provide hydraulic grade line calculations and profiles for the storm drain pipe system.
- 1.1.7 Provide energy dissipation calculations for the outlets.
- 1.1.8 Revise the grading & drainage plan to the satisfaction of Public Works & Utilities, especially considering water quality, erosion and sediment control for runoff from the site.
- 1.1.9 Provide pre-treatment of the storm water runoff prior to discharge through the use of compost filters, oil/water separating units, or similar methods.
- 1.1.10 Substitute Swamp White Oak for Red Oak.

- 1.1.11 Replace Dwarf Scotch Pine with a species less susceptible to Pine Wilt, to be approved by Parks & Recreation.
  - 1.1.12 Revise the “required landscaping” chart to include 36 trees and 3,600 sq. ft. of shrubs.
  - 1.1.13 Revise the site and grading plans to show a connection to the future or current bike trail on the east side of Antelope Creek.
  - 1.1.14 Provide designs for the Antelope Creek bicycle/pedestrian crossing which comply with flood plain and other applicable development regulations.
  - 1.1.15 Add a note to the site plan which describes the signage discussed in the Analysis above.
  - 1.1.16 Provide at least 17' of setback from the public access easement along Pioneer Woods Drive to the parking areas.
  - 1.1.17 Dimension parking areas from the public access easement.
  - 1.1.18 Show sidewalks along Pioneers Blvd., S. 70<sup>th</sup> St., and Pioneer Woods Drive.
- 2. This approval permits 105,000 square feet of office floor area and the City Council approves the following waivers/modifications:
  - 2.1 A waiver to measure front yard setback from back of curb along Pioneer Woods Drive, a private roadway.
  - 2.2 Building identification signs need not be shown on the site plan. Their locations shall be determined at the time of building permit.
  - 2.3 No setbacks are required on lots which are completely surrounded by an outlot.
  - 2.4 A modification of §26.31.015 of the subdivision regulations to permit the Planning Director to approve administrative final plats based on the use permit.
- 3. The owners shall, within the limits of their property, construct a pedestrian connection to the bike trail on the east side of Antelope Creek at such time as the bike trail is constructed, or shall provide a surety in an amount determined by the City to guarantee the construction of the connection.

General:

- 3. Before receiving building permits:
  - 3.1 The permittee shall have submitted a reproducible final plan including 5 copies and the plans are acceptable.
  - 3.2 The construction plans shall comply with the approved plans.



3.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

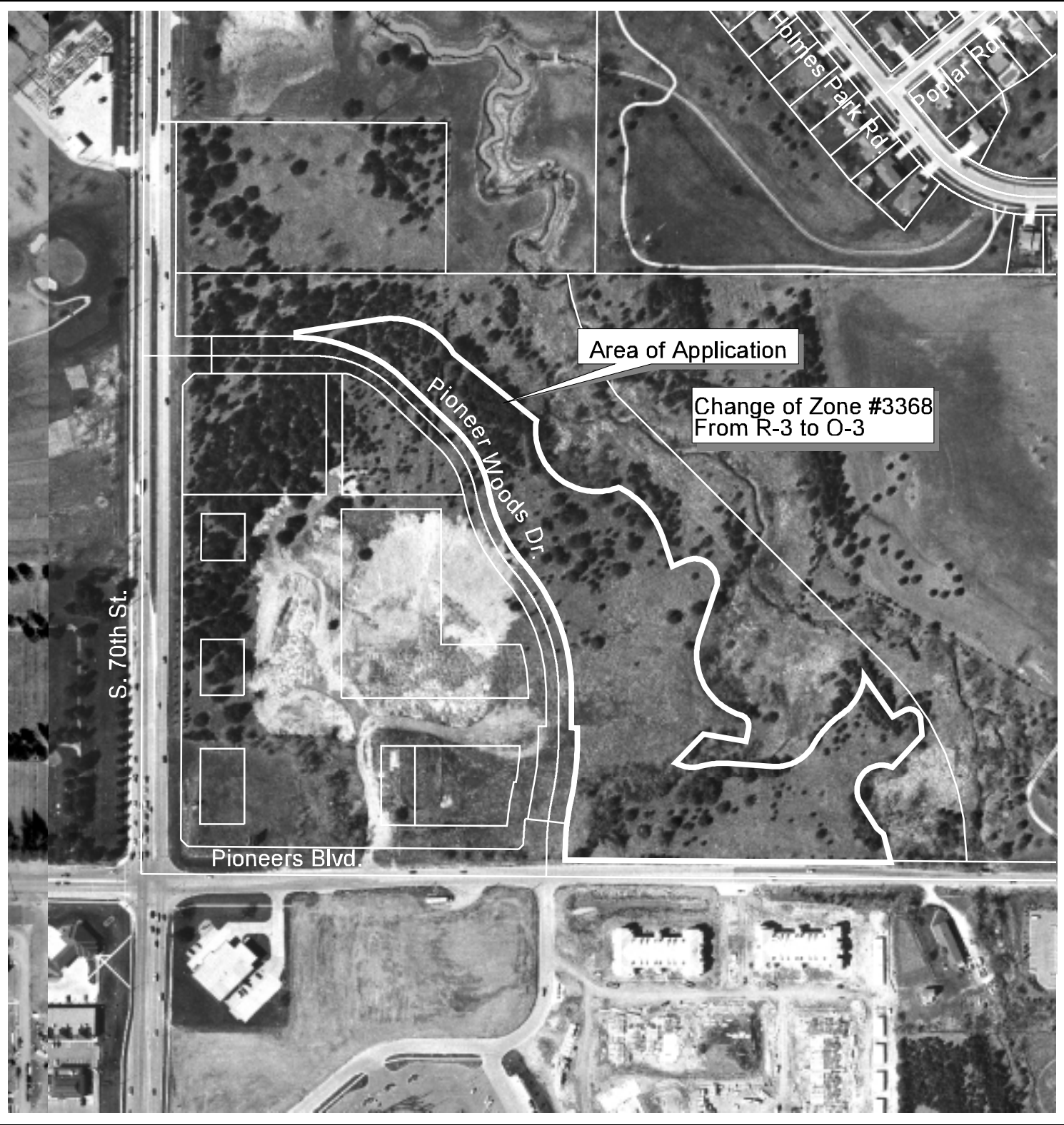
4. The following conditions are applicable to all requests:

- 4.1 Before occupying the office buildings all development and construction shall have been completed in compliance with the approved plans.
- 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established property owners association approved by the City Attorney.
- 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.5 The applicant shall sign and return the letter of acceptance to the CityCounty Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

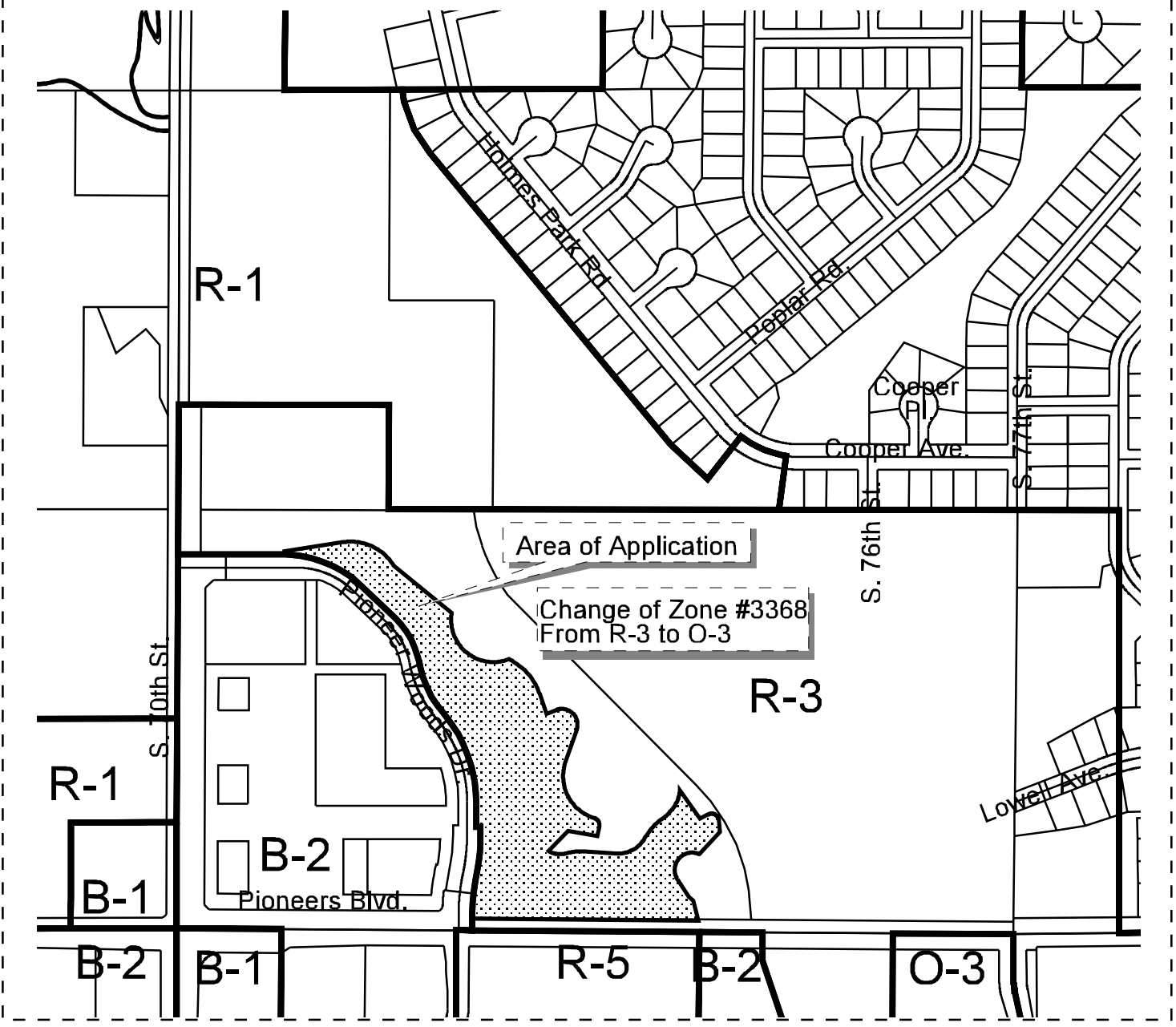
Jason Reynolds  
Planner

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**Change of Zone #3368**  
**Use Permit #144**  
**S. 70th & Pioneers Blvd.**

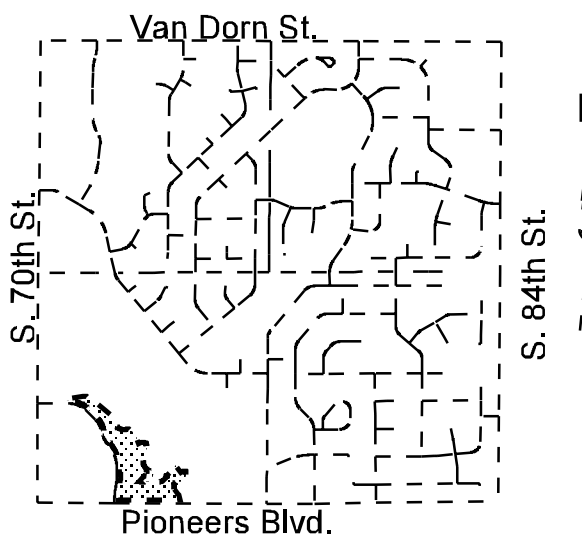
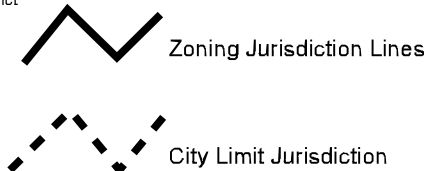


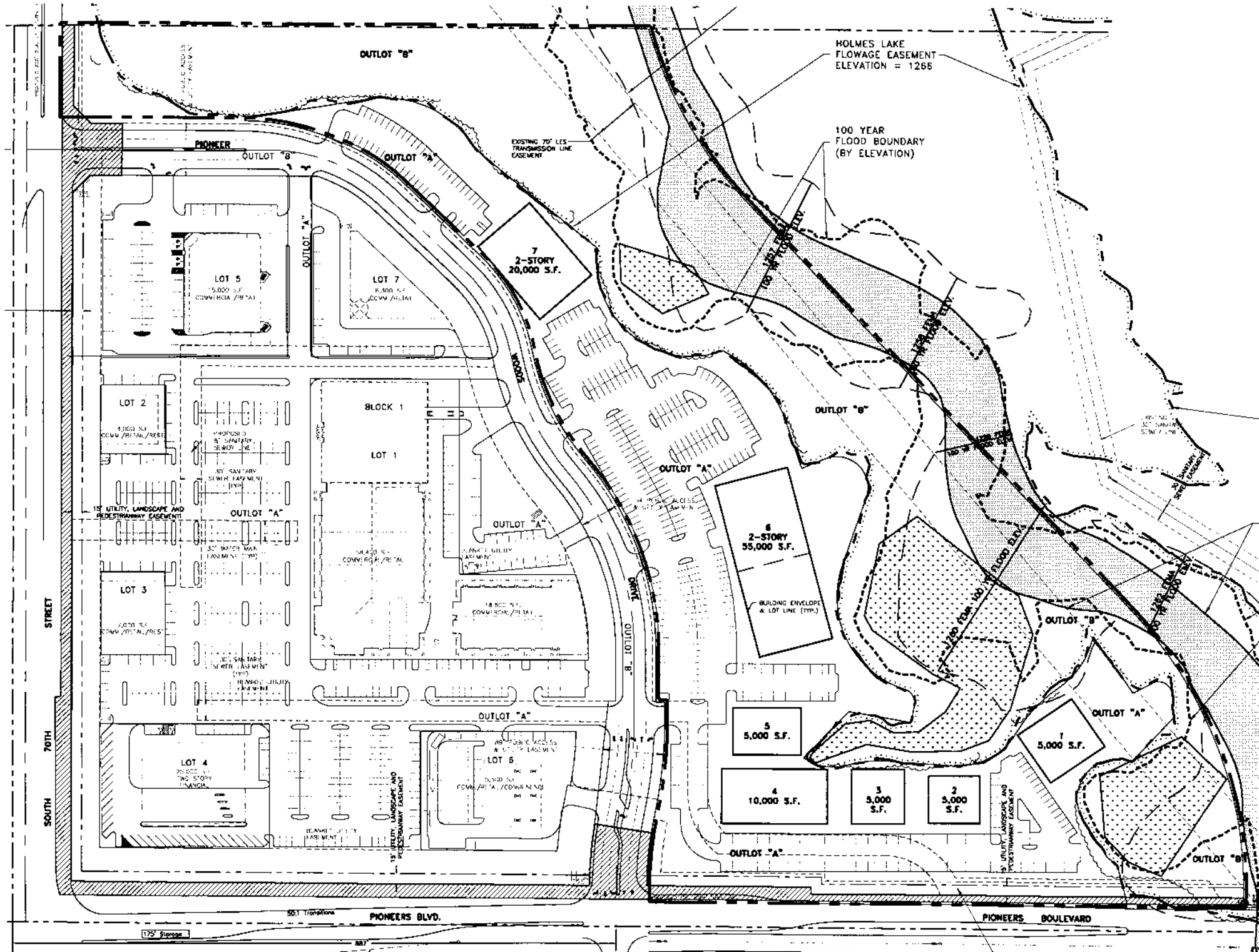


**Change of Zone #3368**  
**Use Permit #144**  
**S. 70th & Pioneers Blvd.**

- Zoning:**
- R-1 to R-8 Residential District
  - AG Agricultural District
  - AGR Agricultural Residential District
  - R-C Residential Conservation District
  - O-1 Office District
  - O-2 Suburban Office District
  - O-3 Office Park District
  - R-T Residential Transition District
  - B-1 Local Business District
  - B-2 Planned Neighborhood Business District
  - B-3 Commercial District
  - B-4 Lincoln Center Business District
  - B-5 Planned Regional Business District
  - H-1 Interstate Commercial District
  - H-2 Highway Business District
  - H-3 Highway Commercial District
  - H-4 General Commercial District
  - I-1 Industrial District
  - I-2 Industrial Park District
  - I-3 Employment Center District
  - P Public Use District

One Square Mile  
 Sec. 3 T9 N R7E





# UP 144 Pedestrian Exhibit

## Distance from Point A to Point B

With connection - 1,700 ft

Without connection - 5,900 ft.

If this development does not provide a pedestrian connection over Antelope Creek, the pedestrian network serving this shopping center is poor.



200 0 200 Feet

**LEGAL DESCRIPTION  
CHANGE OF ZONE**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 54 I.T., LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 54 I.T., SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF PIONEER WOODS DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF PIONEER'S BOULEVARD, SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 24 MINUTES 50 SECONDS EAST ALONG A WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 14.33 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 555.00 FEET, ARC LENGTH OF 113.49 FEET, DELTA ANGLE OF 11 DEGREES 43 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 06 DEGREES 16 MINUTES 20 SECONDS EAST ALONG A WEST LINE OF SAID LOT 54 I.T., AND A CHORD LENGTH OF 113.30 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 645.00 FEET, ARC LENGTH OF 131.90 FEET, DELTA ANGLE OF 11 DEGREES 43 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 06 DEGREES 16 MINUTES 20 SECONDS EAST ALONG A WEST LINE OF SAID LOT 54 I.T., AND A CHORD LENGTH OF 131.67 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 24 MINUTES 50 SECONDS EAST ALONG A WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 31.98 FEET TO A WEST CORNER OF SAID LOT 54 I.T., THENCE NORTH 89 DEGREES 35 MINUTES 10 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 54 I.T., A DISTANCE OF 13.21 FEET TO A WEST CORNER OF SAID LOT 54 I.T., THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A WEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 76.17 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 432.00 FEET, ARC LENGTH OF 307.08 FEET, DELTA ANGLE OF 40 DEGREES 43 MINUTES 40 SECONDS, A CHORD BEARING OF NORTH 20 DEGREES 21 MINUTES 50 SECONDS WEST ALONG A WEST LINE OF SAID LOT 54 I.T., AND A CHORD LENGTH OF 300.66 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 343.00 FEET, ARC LENGTH OF 179.45 FEET, DELTA ANGLE OF 29 DEGREES 58 MINUTES 33 SECONDS, A CHORD BEARING OF NORTH 25 DEGREES 44 MINUTES 24 SECONDS WEST ALONG A WEST LINE OF SAID LOT 54 I.T., AND A CHORD LENGTH OF 177.41 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 257.00 FEET, ARC LENGTH OF 160.73 FEET, DELTA ANGLE OF 35 DEGREES



50 MINUTES 01 SECONDS, A CHORD BEARING OF NORTH 28 DEGREES 40 MINUTES 08 SECONDS WEST ALONG A WEST LINE OF SAID LOT 54 I.T., AND A CHORD LENGTH OF 158.12 FEET TO A POINT OF TANGENCY, THENCE NORTH 46 DEGREES 35 MINUTES 08 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 159.79 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 282.00 FEET, ARC LENGTH OF 108.74 FEET, DELTA ANGLE OF 22 DEGREES 05 MINUTES 35 SECONDS, A CHORD BEARING OF NORTH 57 DEGREES 37 MINUTES 55 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 54 I.T., AND A CHORD LENGTH OF 108.07 FEET TO A POINT OF TANGENCY, THENCE NORTH 68 DEGREES 40 MINUTES 43 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID LOT 54 I.T., A DISTANCE OF 25.32 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 315.50 FEET, ARC LENGTH OF 117.41 FEET, DELTA ANGLE OF 21 DEGREES 19 MINUTES 17 SECONDS, A CHORD BEARING OF NORTH 79 DEGREES 20 MINUTES 21 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 54 I.T., AND A CHORD LENGTH OF 116.73 FEET TO A POINT, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 3.95 FEET TO A POINT, THENCE NORTH 81 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 183.52 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 154.60 FEET, ARC LENGTH OF 182.94 FEET, DELTA ANGLE OF 67 DEGREES 47 MINUTES 43 SECONDS, A CHORD BEARING OF SOUTH 64 DEGREES 56 MINUTES 50 SECONDS EAST, AND A CHORD LENGTH OF 172.45 FEET TO A POINT, THENCE SOUTH 50 DEGREES 53 MINUTES 25 SECONDS EAST, A DISTANCE OF 232.75 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 137.62 FEET, ARC LENGTH OF 285.14 FEET, DELTA ANGLE OF 118 DEGREES 42 MINUTES 40 SECONDS, A CHORD BEARING OF SOUTH 51 DEGREES 04 MINUTES 53 SECONDS EAST, AND A CHORD LENGTH OF 236.81 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 184.20 FEET, ARC LENGTH OF 145.13 FEET, DELTA ANGLE OF 45 DEGREES 08 MINUTES 38 SECONDS, A CHORD BEARING OF SOUTH 41 DEGREES 11 MINUTES 09 SECONDS EAST, AND A CHORD LENGTH OF 141.41 FEET TO A POINT OF TANGENCY, THENCE SOUTH 18 DEGREES 36 MINUTES 50 SECONDS EAST, A DISTANCE OF 70.92 FEET TO A POINT, THENCE NORTH 67 DEGREES 20 MINUTES 06 SECONDS EAST, A DISTANCE OF 36.72 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 45.13 FEET, ARC LENGTH OF 103.82 FEET, DELTA ANGLE OF 131 DEGREES 47 MINUTES 14 SECONDS, A CHORD BEARING OF SOUTH 46 DEGREES 46 MINUTES 17 SECONDS EAST, AND A CHORD LENGTH OF 82.40 FEET TO A POINT OF TANGENCY, THENCE SOUTH 19 DEGREES 07 MINUTES 21 SECONDS WEST, A DISTANCE OF 106.73 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE

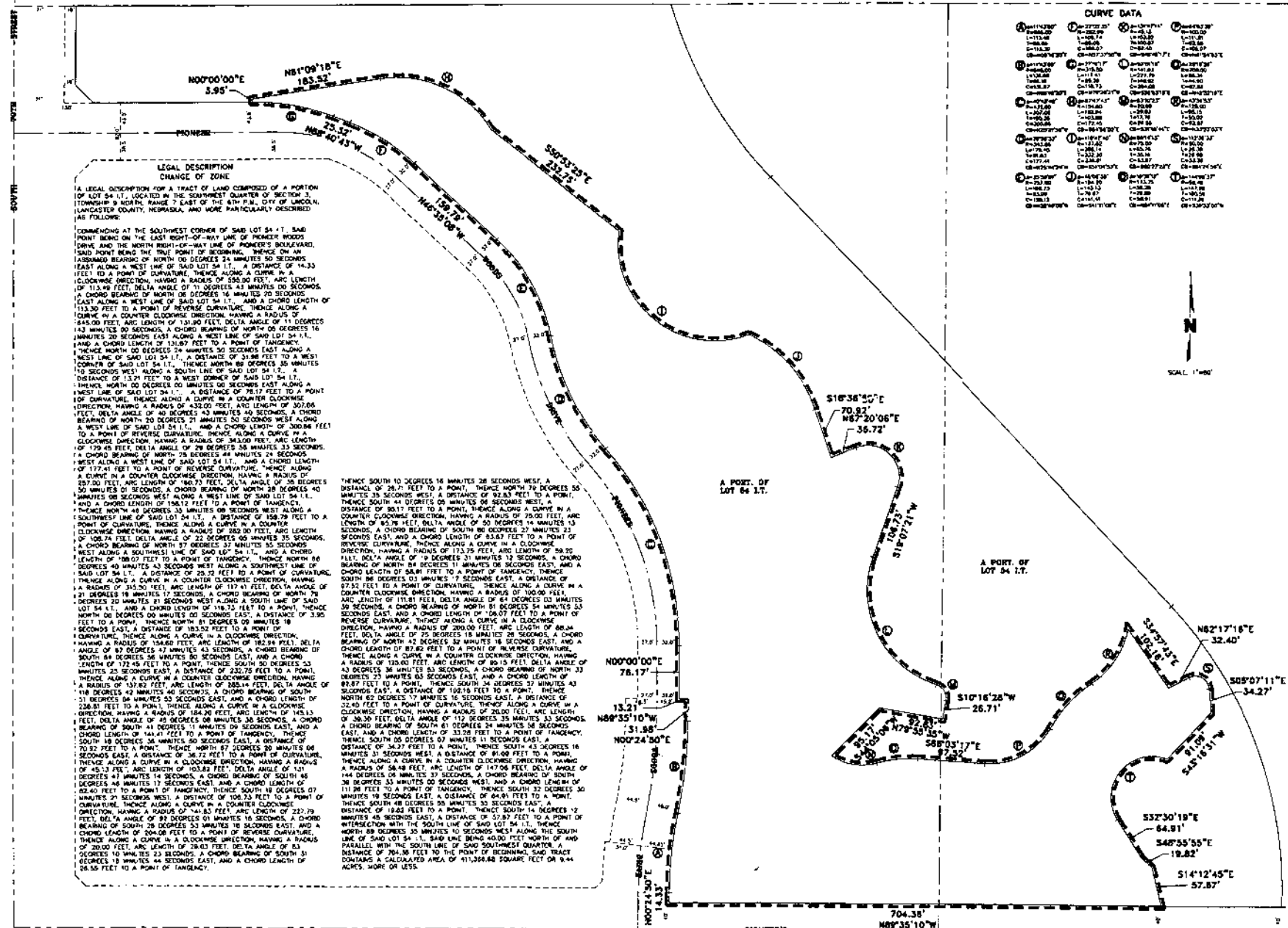
DIRECTION, HAVING A RADIUS OF 141.83 FEET, ARC LENGTH OF 227.79 FEET, DELTA ANGLE OF 92 DEGREES 01 MINUTES 16 SECONDS, A CHORD BEARING OF SOUTH 26 DEGREES 53 MINUTES 18 SECONDS EAST, AND A CHORD LENGTH OF 204.08 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 20.00 FEET, ARC LENGTH OF 29.03 FEET, DELTA ANGLE OF 83 DEGREES 10 MINUTES 23 SECONDS, A CHORD BEARING OF SOUTH 31 DEGREES 18 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 26.55 FEET TO A POINT OF TANGENCY,

THENCE SOUTH 10 DEGREES 16 MINUTES 28 SECONDS WEST, A DISTANCE OF 26.71 FEET TO A POINT, THENCE NORTH 79 DEGREES 55 MINUTES 35 SECONDS WEST, A DISTANCE OF 92.83 FEET TO A POINT, THENCE SOUTH 44 DEGREES 05 MINUTES 06 SECONDS WEST, A DISTANCE OF 95.17 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A RADIUS OF 75.00 FEET, ARC LENGTH OF 65.76 FEET, DELTA ANGLE OF 50 DEGREES 14 MINUTES 13 SECONDS, A CHORD BEARING OF SOUTH 80 DEGREES 27 MINUTES 23 SECONDS EAST, AND A CHORD LENGTH OF 63.67 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 173.75 FEET, ARC LENGTH OF 59.20 FEET, DELTA ANGLE OF 19 DEGREES 31 MINUTES 12 SECONDS, A CHORD BEARING OF NORTH 84 DEGREES 11 MINUTES 06 SECONDS EAST, AND A CHORD LENGTH OF 58.91 FEET TO A POINT OF TANGENCY, THENCE SOUTH 86 DEGREES 03 MINUTES 17 SECONDS EAST, A DISTANCE OF 97.52 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 100.00 FEET, ARC LENGTH OF 111.81 FEET, DELTA ANGLE OF 64 DEGREES 03 MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 61 DEGREES 54 MINUTES 53 SECONDS EAST, AND A CHORD LENGTH OF 106.07 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 200.00 FEET, ARC LENGTH OF 88.34 FEET, DELTA ANGLE OF 25 DEGREES 18 MINUTES 26 SECONDS, A CHORD BEARING OF NORTH 42 DEGREES 32 MINUTES 16 SECONDS EAST, AND A CHORD LENGTH OF 87.62 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A RADIUS OF 125.00 FEET, ARC LENGTH OF 95.15 FEET, DELTA ANGLE OF 43 DEGREES 36 MINUTES 53 SECONDS, A CHORD BEARING OF NORTH 33 DEGREES 23 MINUTES 03 SECONDS EAST, AND A CHORD LENGTH OF 92.87 FEET TO A POINT, THENCE SOUTH 34 DEGREES 57 MINUTES 43 SECONDS EAST, A DISTANCE OF 102.16 FEET TO A POINT, THENCE NORTH 62 DEGREES 17 MINUTES 16 SECONDS EAST, A DISTANCE OF 32.40 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 20.00 FEET, ARC LENGTH OF 39.30 FEET, DELTA ANGLE OF 112 DEGREES 35 MINUTES 33 SECONDS, A CHORD BEARING OF SOUTH 61 DEGREES 24 MINUTES 58 SECONDS EAST, AND A CHORD LENGTH OF 33.28 FEET TO A POINT OF TANGENCY,



THENCE SOUTH 05 DEGREES 07 MINUTES 11 SECONDS EAST, A DISTANCE OF 34.27 FEET TO A POINT, THENCE SOUTH 43 DEGREES 16 MINUTES 31 SECONDS WEST, A DISTANCE OF 91.09 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A RADIUS OF 58.48 FEET, ARC LENGTH OF 147.08 FEET, DELTA ANGLE OF 144 DEGREES 06 MINUTES 37 SECONDS, A CHORD BEARING OF SOUTH 39 DEGREES 33 MINUTES 00 SECONDS WEST, AND A CHORD LENGTH OF 111.26 FEET TO A POINT OF TANGENCY, THENCE SOUTH 32 DEGREES 30 MINUTES 19 SECONDS EAST, A DISTANCE OF 64.91 FEET TO A POINT, THENCE SOUTH 48 DEGREES 55 MINUTES 55 SECONDS EAST, A DISTANCE OF 19.82 FEET TO A POINT, THENCE SOUTH 14 DEGREES 12 MINUTES 45 SECONDS EAST, A DISTANCE OF 57.67 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 54 I.T., THENCE NORTH 89 DEGREES 35 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 54 I.T., SAID LINE BEING 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 704.36 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 411,366.68 SQUARE FEET OR 9.44 ACRES, MORE OR LESS.

April 15, 2002 (1:56PM)  
F:\Projects\20020336\yplat\dwg\chgzone.rtf



# Memo



**To: Jason Reynolds, Planning Department**

**From: Mark Canney, Parks & Recreation**

**Date: May 23, 2002**

**Re: Pioneer Woods CZ3368**

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Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have compiled the following comments:

1. We require pre-treatment of the storm water runoff prior to discharge. Filter out petre chemicals. We recommend use of compost filters or oil water separating manufactured units.
2. Substitute Swamp White Oak for Red Oak
3. Scotch Pine is not an acceptable species for planting at this time due to disease. Consider alternative of Concolor Fir, Colorado Spruce, Black Hills Spruce, Serbian Spruce or White Pine.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

# City of Lincoln, Nebraska

## IMPORTANT

**All revisions to plans must include Building Permit # and Job Address.**

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

## Plan Review Comments

Permit # DRF02056

Address

Job Description: PIONEER WOODS

Location: PIONEER WOODS

Special Permit: N

Preliminary Plat: N

Use Permit: Y 144

CUP/PUD: N

Requested By: JASON REYNOLDS

Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE BOB FIEDLER

Comments:

### Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

RECEIVED

MAY 20 2002

LINCOLN CITY/LANCASTER COUNTY  
PLANNING DEPARTMENT



**Benjamin J Higgins**

06/12/2002 12:55 PM

To: Jason W Reynolds/Notes@Notes

cc: Dennis D Bartels/Notes@Notes, Nicole Tooze/Notes@Notes

Subject: Pioneer Woods 1st Addition, Use Permit #144

Jason

Attached are Watershed Management Program comments on Pioneer Woods 1st Addition, use permit #144.

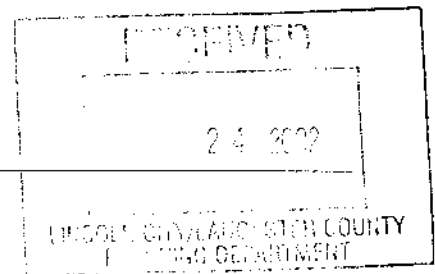
The comments are based on a four-sheet plan received from you via interoffice mail on June 6, 2002.

- Defined drainage paths need to be designed for those drainage outlets not draining directly to wetland areas. The design for the drainage paths need to show how they will be protected from erosion.
- Note 3 on Sheet 3 of 4 states that runoff will be sheet drained where applicable. This is not applicable for the area since flow off of buildings and parking lots will invariably be concentrated and eventually cause gully and rill erosion down the north and east side of the addition. The drainage from ALL drainage outlets must have erosion control measures. Unmanaged flow from buildings and parking lots should not be allowed to the site topography.
- As with all developments a sediment and erosion control plan must be submitted prior to any grading.
- It is requested that the site grading certification letter (when grading and sediment and erosion control measures are complete) be copied to the Watershed Management Program at 901 N. 6th Street, Lincoln, NE 68508
- A floodplain permit will be required for any bridges. Although the FIS mapping may show proposed bridges to be out of a mapped floodplain, in the physical world they would be in the floodplain and also the actual floodway. Any bridges need to go through the usual floodway regulations to be permitted.
- Hydraulic grade line calculations and profiles are required for the storm drain pipe system.
- Energy dissipation calculations for the outlets are required.

Thanks, call if any questions (441-7589)

Ben Higgins  
Watershed Management Program  
City of Lincoln Public Works

# M e m o r a n d u m



**To:** Jason Reynolds, Planning

**From:** *B* Dennis Bartels, Engineering Services

**Subject:** Use Permit #144, Pioneer Woods

**Date:** May 22, 2002

**cc:** Roger Figard  
Randy Hoskins  
Virendra Singh  
Nicole Fleck-Tooze  
Ben Higgins

Engineering Services has reviewed the change of zone to office and Use Permit 144 at Pioneer Woods and has the following comments:

1. The proposed lots for office use can be served with sewer and water as proposed.
2. Drainage - The previously approved drainage plan showed discharge from storm sewers into stilling basins located immediately adjacent to existing or mitigated wetlands. The plans now show storm sewer outlets located away from the wetlands and out letting 10 plus feet above the elevations shown in the wetlands. The wetland areas shown to be existing or proposed are different than those shown on the latest set of plans submitted. Both sets of plans have a note that indicates that an Army Corps of Engineers 404 permit has been obtained.

The plan should be redesigned to show how the proposed plan will address water quality and erosion and sediment control for runoff from this site.

3. The originally approved traffic impact study for this development included proposed uses for the area of this use permit. The traffic study and previously approved offsite traffic improvement agreement are satisfactory.



INTER-DEPARTMENT COMMUNICATION

DATE May 28, 2002

TO Jason Reynolds, City Planning

FROM Sharon Theobald  
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS  
DN #42S-72E

Attached is the Site Plan for Pioneer Woods 1st Addition.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require a blanket utility easement over Outlot "A".

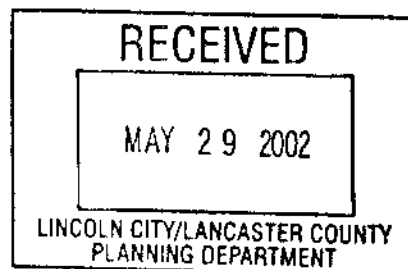
Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

*Sharon Theobald*

ST/ss  
Attachment  
c: Terry Wiebke  
Easement File



**J. Michael Rierden**  
ATTORNEY AT LAW

THE COTSWOLD  
645 "M" STREET  
SUITE 200  
LINCOLN, NE 68508

TELEPHONE (402) 476-2413  
TELECOPIER (402) 476-2948

May 13, 2002

Lincoln-Lancaster County  
Planning Department  
555 South 10th Street  
Lincoln, Nebraska 68508

RE: Pioneer Woods First Addition Submittal

To Whom It May Concern:

Attached hereto are the following items, to-wit:

- No*
1. Application for Change of Zone from R-3 to O-3 on property described on the Exhibit attached to the application and to be known as Pioneer Woods First Addition.
  2. Application for Use Permit for Office/Commercial Use on the property therein described.
  3. Application for Final Plat with a listing of the various waivers being requested.
  4. Twenty-One copies of a Site Plan.
  5. Certificate of Ownership.

Also attached is the check to cover all of the filing fees in the processing of the Change of Zone, Use Permit and Final Plat. Would you please process these Applications and if you should need any additional information please feel free to contact me.

Yours very truly,

J. Michael Rierden

JMR/jdr  
enclosures

